

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: October 20, 2005

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	60-DR-2005 Scottsdale Dynamite WCF for Cingular (AT&T)		
LOCATION	28194 N. Scottsdale Road at southwest corner of Scottsdale Road and Dynamite Boulevard		
REQUEST	Request approval to locate a Wireless Communications Facility (WCF) on a traffic signal.		
OWNER	City of Scottsdale Kevin Sonoda X24138	ENGINEER	Mactec Engineering & Consulting of Georgia Inc. 602-437-0250
ARCHITECT/ DESIGNER	Mactec Engineering & Consulting of Georgia Inc. 602-437-0250	APPLICANT/ COORDINATOR	Randy Downing Infranext Inc. 480-241-8263
BACKGROUND	<p>Zoning. The site is zoned R1-70 ESL FO (Single Family Residential) District Wireless Communications Facilities (WCF-Type 3) located within 150 feet of residential development are a permitted use and must conform with the policies of ESL and Foothills Overlay.</p> <p>Context. The site is located at the southwest corner of Scottsdale Road and Dynamite Boulevard adjacent to the Saguaro Estates residential subdivision.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Dynamite Boulevard with un-subdivided land and R1-70 ESL FO (Residential) zoning.• South: Saguaro Estates residential subdivision and R1-70 ESL FO (Residential) zoning.• East: Scottsdale Road with un-subdivided land and R1-70 ESL FO (Residential) zoning.• West: Saguaro Estates residential subdivision and R1-70 ESL FO (Residential) zoning.•		
APPLICANT'S PROPOSAL	<p>Applicant's Request. The request is for approval of a new 6-foot tall, 16-inch wide, WCF antenna mounted on a 30-foot high traffic signal pole within the Scottsdale Road/ Dynamite Boulevard right-of-way, for a total height of 36 feet. The existing 30 foot tall traffic signal pole at the southwest corner of the intersection will be relocated 10 feet to the south and replaced with a new 30-foot tall traffic signal pole and is designed to contain a streetlight in addition to the traffic signal and WCF antenna. Relocation of the pole will facilitate the future expansion of Dynamite Boulevard.</p>		

Scottsdale Road and Dynamite Boulevard have half-street widths in this area of 75 feet. Scottsdale Road has a scenic corridor easement 100 feet wide and Dynamite Boulevard has a 50-foot wide scenic corridor easement situated adjacent to the right-of-way. The pole is located about 75 feet from Saguaro Estates residential development to the southwest. The electrical equipment will be contained in a vault located below grade with an associated “H-frame” electrical panel situated above grade and screened by a new 3-foot tall, open pipe rail fence. Landscaping will be consistent with the current native vegetation in the surrounding. The pole and canister will be painted Frazee 8716N “Western Reserve.” No lighting is proposed with this use.

Development Information:

- Existing Use: Existing 30-foot tall traffic signal.
- Proposed Use: Replacement 30-foot tall traffic signal pole with 6-foot tall, 16-inch diameter WCF canister mounted on top.
- Parcel Size: Located within the City of Scottsdale right-of way
- Building Size: Electrical equipment is contained in a below grade vault with above grade 4-foot tall “H-frame” panel screened with a new 3-foot tall, open rail fence and landscaping.
- Building Height Allowed and Proposed: 30-Foot high traffic signal pole plus 6-foot antenna for a total height of 36 feet.
- Parking Required and Proposed: One parking space for a service vehicle is required and provided at the site within the road right-of-way
- Open Space Required and Provided: No open space is required with this use. A Scenic Corridor easements is provided along Scottsdale Road and Dynamite Boulevard located to the southwest of site.
- FAR: N/A
- Number of Units: N/A
- Density: N/A

DISCUSSION

A Type 3 WCF is required to blend with the surrounding environment and obtain DRB approval. A WCF co-located on a traffic signal shall not increase the height of the signal by more than 6 feet, and the diameter of the signal shall not be greater than 16 inches. The proposed antenna conforms to this requirement. The facility meets all FCC requirements for radio frequency (RF) exposure standards.

KEY ISSUES

- The Type 3 WCF facility is situated within 150 of residential development.
- The antenna meets the requirements for traffic signal pole WCF facilities.

- The ground mounted electrical equipment will be mainly contained in a below grade vault, with an above ground H-frame panel screened by a new pole rail fence and vegetation.
- Residents were contacted within 750 feet of the site on 11/11/2004. No negative public comment has been received.

OTHER BOARDS AND COMMISSIONS

Case 5-PP-2001 approved the 88-lot, 160 acre Saguaro Estates residential subdivision at the southwest corner of this intersection on 7/12/2001.

STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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APPROVED BY

Al Ward, AICP
Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Enlarged Site Plan/Antenna Layout
6. Elevations
7. Photo of Open-Pipe Rail Fence to be Matched
8. Photo Simulation
- A. Stipulations/Zoning Ordinance Requirements

PROJECT NARRATIVE

For a

Wireless Communication Facility at

Scottsdale Rd & Dynamite Rd.

Southwest corner of Scottsdale Rd. and Dynamite Rd.
Scottsdale, Arizona

Cingular Wireless Project PHNXAZP362 (958001046)



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09/15/05

ATTACHMENT #1

Background

Cingular Wireless is currently providing wireless telephone communications services throughout the Valley and across much of the U.S. Its Federal Communication Commission license for the Arizona region requires it to provide service throughout this market area, including Scottsdale. In response to significant population growth and increased demand for its wireless services, and its commitment to provide service throughout this area, Cingular Wireless is expanding its coverage in Arizona, as well as increasing the number of available channels in the growing urbanized areas of Arizona. To satisfy demand for its wireless services in the vicinity of Scottsdale Road and Dynamite Road, Cingular is requesting approval of a wireless communication facility to be installed on a new traffic signal on the southwest corner of Scottsdale and Dynamite. The application for this site is one in a series designed to provide coverage for residents, businesses, and visitors in the Scottsdale area. It is the goal of Cingular to work with the City of Scottsdale to build and maintain a competitive wireless network, providing quality wireless service to residents and travelers, offering the benefits of competition as encouraged by the FCC.

Summary of Request

Co-location

Co-location in regards to a wireless communication facility refers to the sharing of a wireless facility by more than one wireless provider or the sharing of an alternative tower structure. The principal benefit from co-location is that fewer wireless communication facilities are needed to serve a given area or an existing structure is shared to reduce the need for new verticality. Co-location has become a favored policy and is often encouraged by many jurisdictions. Knowing that co-location is preferred by the City of Scottsdale, this application is the result of a shared commitment between Cingular Wireless and the City of Scottsdale to utilize co-location opportunities whenever possible.

Existing Conditions

The intersection of Scottsdale and Dynamite currently has a traffic signal at every corner. Three of the signals have signals with light standards at the top of the signal. The signal on the southwest corner does not have a light on the traffic signal. It was determined after researching the signal with the City of Scottsdale Traffic department that the signal does not have a light because of overhead power lines that used to run over the signal. There are currently no overhead power lines at the intersection. Power and telephone pedestals, needed to operate Cingular's WCF, are located near the traffic signal at the southwest corner of the intersection.

Nature of Request

After meeting with the City of Scottsdale Traffic department, it was determined that Cingular would be able to co-locate a six (6) foot canister on a new thirty (30) foot traffic signal. Cingular's representatives will be responsible for raising a new 30 foot signal at the intersection and removing the existing signal. The replacement traffic signal has been approved by Scottsdale Planning and Traffic. At the request of the city, Cingular's representatives will hire certified persons to oversee the construction of the traffic signal.

The antennas are to be located inside a six (6) foot canister atop the pole. The canister will have a diameter no greater than 16 inches. All coaxial cables will run from the antennas (through a conduit(s) inside the pole) to ground equipment located next to the signal. The ground equipment will be located in an equipment vault next to the site. A power and telco meter will be placed next to the vault on an H-frame. The pole, canister, and vault/meter will be painted *Western Reserve Frazee 8716 N* per Scottsdale's requirements.

In the meeting with Scottsdale Traffic it was determined that the replacement traffic signal should be placed approximately ten (10) feet south of its current location. It was determined that the city plans to expand Dynamite Road and that moving the signal south will avoid having to relocate the signal in the future. Infranext visited the site with Scottsdale Traffic to determine the proper place to locate the pole. The new location is indicated on the drawings submitted with this application.

The location of the vault was moved in August to accommodate a horse trail running through the future development to the south of the site. In a meeting at the site on August 10th the current location of the vault and meter was agreed upon. This proposal plans to screen the vault by using vegetation and a "hitching post" fence design which matches the fence running along the north side of Dynamite.

As discussed with the City of Scottsdale, this type of wireless application is intended to be applied where ever possible to take advantage of existing verticality, while utilizing a standard pole design. Once complete, the WCF will help fill a needed coverage gap while blending in with the needed traffic signal.

Operations

Once the site has been constructed, antennas mounted, and radio and telephone equipment added and tuned, a technician may visit the site once or twice a month for routine maintenance. The wireless site is also self-monitoring and connects directly to a central office for any equipment malfunction or security breach. Ingress and egress is already accessible with the existing City of Scottsdale street system.

Noise, Light, Visual and other Pollutants:

The wireless facility will not use any water, wastewater, or solid waste services. No additional lighting is proposed. The visual impact of the proposed telecommunications additions is minimal due to the existing traffic signal and the stealth antenna application.

Alternatives

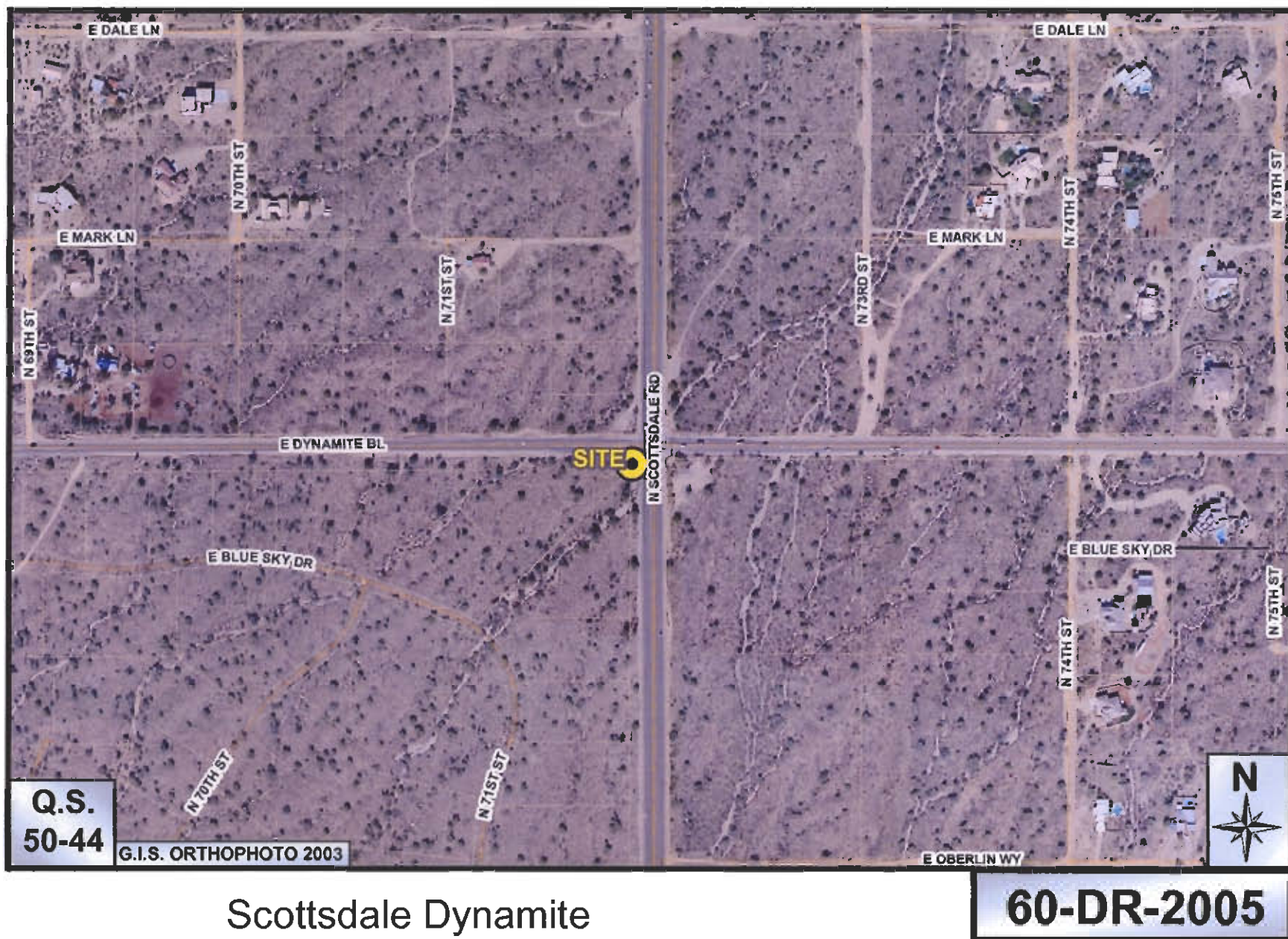
There is no existing verticality in the area which meets Cingular height requirements. The traffic signal is the best application which meets Scottsdale's requirements for collocations. The other three traffic signals did not have enough room in the right of way for the needed equipment or available power/telco at those corners of the intersection.

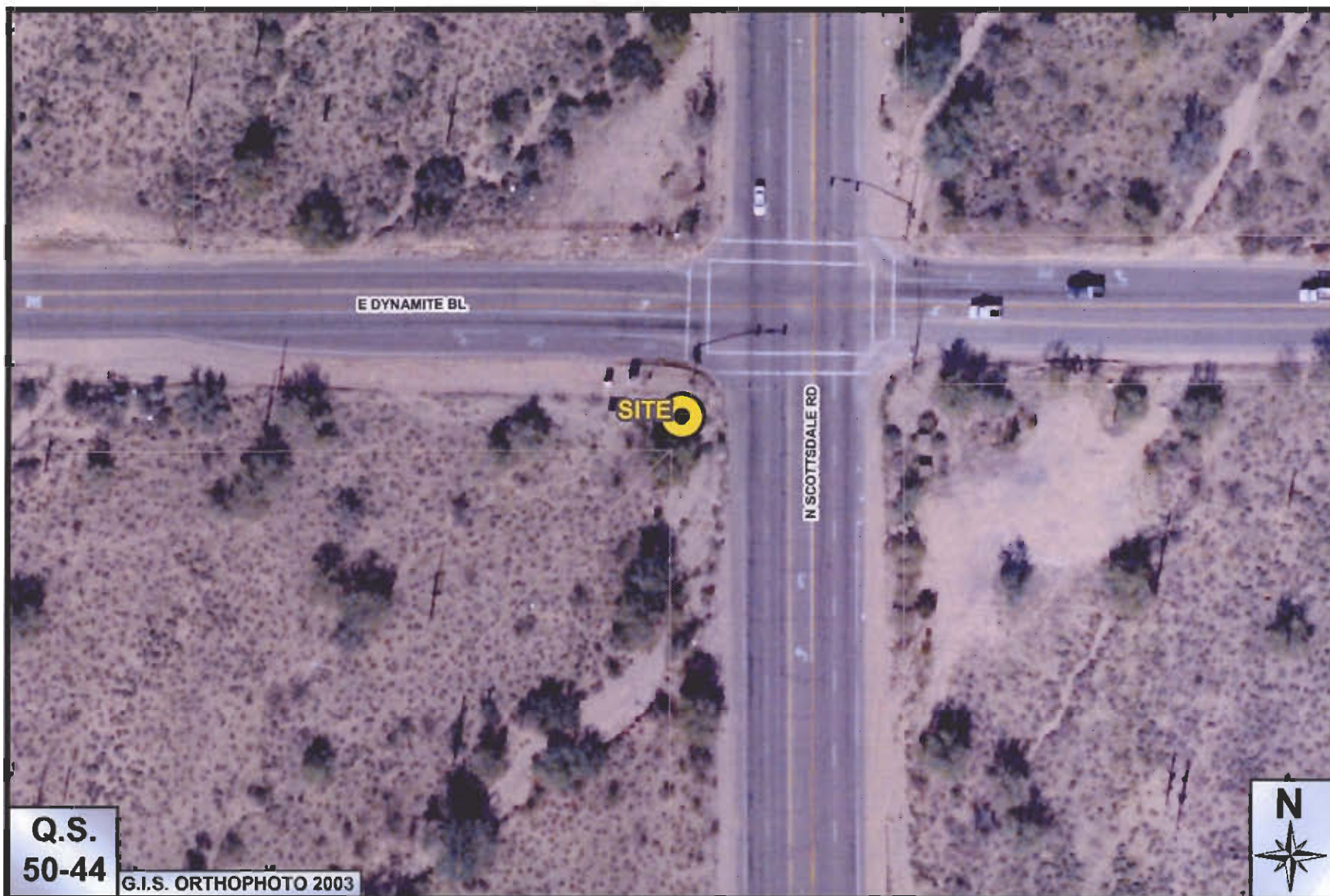
Notification

Infranext, representing Cingular, followed the guidelines of Scottsdale's Neighborhood Involvement Packet and the WCF ordinance. All property owners within 750 feet of the intersection were mailed a notification letter, a set of site plans, and a photo simulation of what the site should look like once complete. A copy of the packet sent to the property owners will be submitted with the pending application. After submitting a *Request for Neighborhood Group/HOA Information* form, a list of neighborhood contacts was given to us by the city. All contacts were notified by mail. The notifications were sent out on November 11th, 2004.

Conclusion

It is the goal of Cingular Wireless to work in cooperation with the City of Scottsdale in the development of their wireless network. By collocating on a City traffic signal and enclosing the antennas in a canister, this site will be a good solution to a difficult coverage area. This area of Scottsdale is infamous for its spotty cellular coverage (much of it due to the difficulty in finding adequate collocation opportunities). Approving this application will allow Cingular to improve coverage in a fast growing area known for having "spotty" coverage.

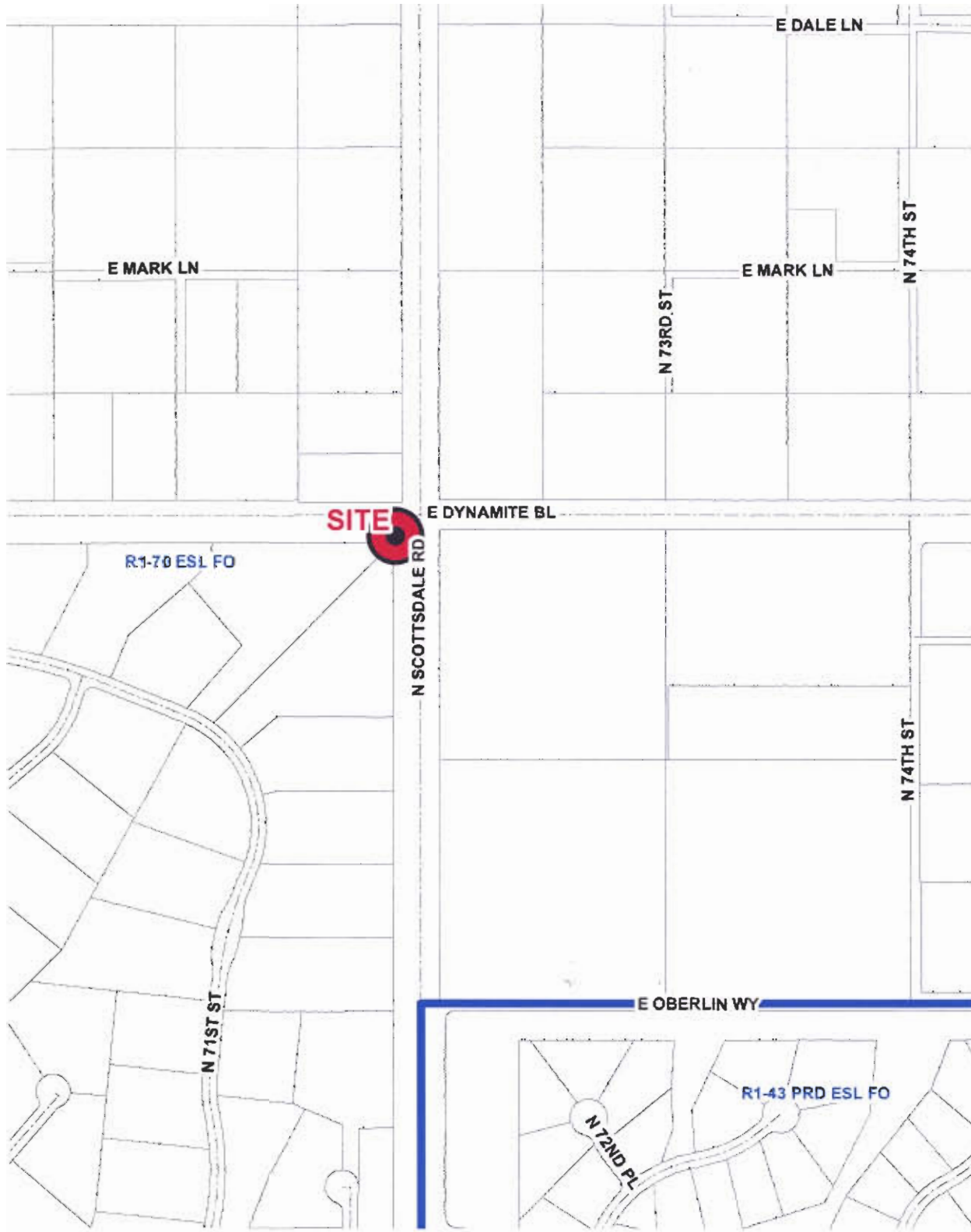




Scottsdale Dynamite

60-DR-2005

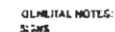
ATTACHMENT #2A



60-DR-2005

ATTACHMENT #3





1. INSTALL EMERGENCY INFORMATION PLACARD NEAR ENTRANCE GATE OF EQUIPMENT AREA (OR NEAREST VISIBLE PLACE ON OUTSIDE COMPOUND WALL). PLACARD IS TO CONTAIN THE NAME, SITE NUMBER, COMPANY NAME, ADDRESS INFORMATION, AND A "HOT" NUMBER (THE "HOT" LINE OF EMERGENCY). PLACARD IS TO COMPLY WITH THE COMBUSTIBLE LIQUIDS (HNF) AND FLAMMABLE LIQUIDS (HNF) LITERATURE BY THE BUREAU OF MINE LEAD COVER.
2. INSTALL ADDRESS PLACARD NEAR ENTRANCE GATE OF EQUIPMENT AREA (OR FROM STREET OF RESIDENTIAL PROPERTIES). PLACARD IS TO CONTAIN 137-241 MAIN COMBUSTIBLE LIQUIDS (HNF) GAS (HNF) AND RESIDENTIAL LITERATURE BY THE BUREAU OF MINE LEAD COVER.

LIGHTS

1. ADDITIONAL LEASING WILL BE REQUIRED IF REQUIRED BY MUNICIPALITY FOR SECURITY PURPOSES.
2. ALL LEASING IS TO BE INSTALLED NO LATER THAN 9/1/01. (MAY BE REQUIRED OTHERWISE BY MUNICIPAL MUNICIPALITY).
3. ALL LEASING WILL BE IN FULL OF YEAR OUT OF YEAR LOANS.

REPLACEMENT OF AREA LIGHTING

6. IN THE CASE OF THE CURRENT PROPENSITY TO REPLACE EXISTING FIELD PERSONNEL ON BUILDING LOCATIONS, ALL LEADS PERSONNEL WILL JOIN THE CHIEF OF POLICE, BOSTON, MAINTAINING THE CHIEF OF POLICE, AND WILL BE ASSIGNED AS AHEAD BACK TO THEIR ORIGINAL POSITIONS.

COMPLIANCE

1. THE CONTRACTOR SHALL NOT START AND NOT WORK ON THE SITE.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE PUBLIC SAFETY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL NOT WORK WITH ANY OTHER CONTRACTOR ON THE SITE.
4. ALL WORK SHALL BE DONE IN THE OPEN AND BE DONE UNDER THE CLOSEST SUPERVISION.
5. THE CONTRACTOR AND USE OF THE SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

SITE DRAINAGE

1. EXISTING OFFSHORE FLARE WILL REMAIN AS IS CURRENTLY
IN
OPERATING

PAINING

3. THE TRADE GUARANTEE OF ALL EQUIPMENT ASSOCIATED WITH THIS PRODUCT WILL BE "WARRANTY-PLUS" FOR EXACT CUSTOMER GUIDANCE.

LANDSCAPING

- 3. LANDSCAPE OF PROPOSED SITE WILL BE BASED ON FREE CONSTRUCTION DRAWING FOR THE FOLLOWING:
 - ALL PLANTS WILL BE DROUGHT TOLERANT.
 - ALL PLANTS WILL BE SELECTED FROM MORE LOW WATER USE DROUGHT TOLERANT PLANT LIST.
 - TOP OF SOLARCOL, LANDSCAPE, AND WORMS MUST COLLECTIVELY BE OF SUFFICIENT HEIGHT TO SCREEN THE B-POOLS.
 - ALL SOLARCOL SHALL BE PLANTED TO A DENSITY OF 1/2 PER FIRM, MOONG.

LINE OF SIGHT TRIANGLES

3. ALL TELEPHONE ASSOCIATED WITH THIS PROJECT IS OUT OF THE LINE OF WFT BRUNNEN AS DEFINED IN SCOTTSDALE CITY ORDINANCE #140000 2-1-12.

60-DR-2005
09/15/05



SOFT. BLANK IS FOR 14" x 20"
SHEETS ONLY. RETURN TO
BAG SOME OTHERS.

SITE PLAN



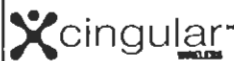
1300 E. HIGHLAND AVE., SUITE 400, CHICAGO, IL 60614



WILLIAM B. GIBSON AND CHARLES W. MC
2470 E. 10TH AVE., ANCHORAGE, ALASKA 99503
Phone (907) 567-2222 ext. 2222 fax (907) 567-2222

PROJECT PROJECT NUMBER	4974-04-1401-35
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DYNAMITE / 64TH ST.
PHNXAZP362A
28914 NORTH SCOTTSDALE RD.
SCOTTSDALE, AZ 85251



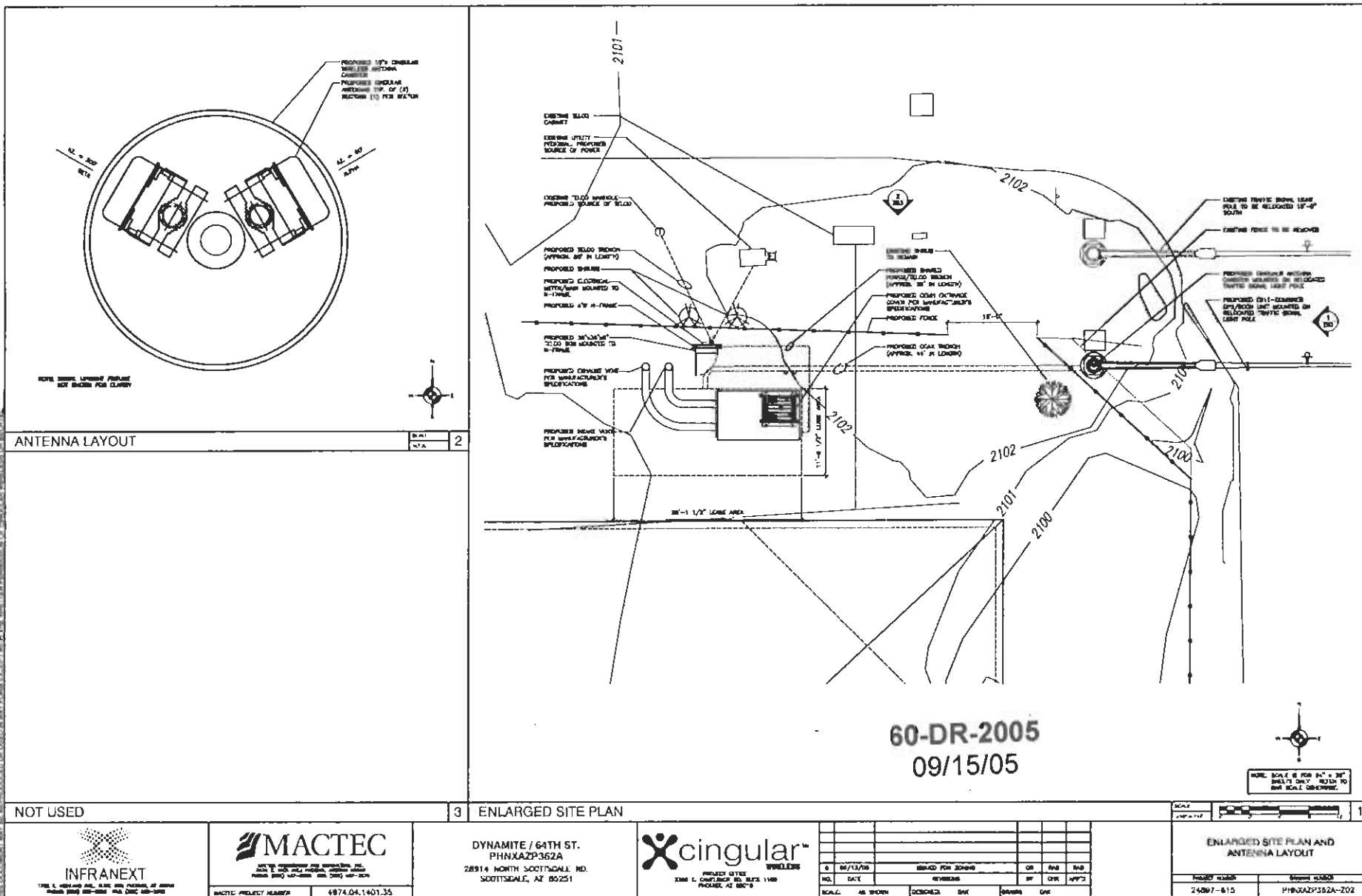
PROJECT OFFICE
2300 E. CAMPBELL RD. SUITE 1100
FLORENCE, AL 36608

I	06/13/08	SUBC FOR JONPHS			CN	RND	RND		
NO.	DATE	REVISION			BIF	CHK	APPY		
SCALE:	A8 THICKEN	DEBRIDGE	LAK		CONCRETE	DW			

SITE PLAN

PROPERTY NUMBER	LOT AREA
R4007-815	1700000
1700000	1700000

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ATTACHMENT #7

Open-Pipe, Rail Fence

60-DR-2005
09/15/05





60-DR-2005
09/15/05

Proposed Cingular Wireless Telecommunications Facility

P362 - Scottsdale Rd. & Dynamite Rd.

Before



After

NOTE, PHOTO
DOES NOT
REFLECT. POLES
RELOCATION 10'
TO THE SOUTH.



ATTACHMENT #8

Stipulations for Case: Scottsdale Dynamite 60-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
2. The location and configuration of all site improvements, including antennas, traffic signal pole, equipment, screening, and landscaping, shall be constructed to be consistent with the Site Plan, Enlarged Site Plan, and Elevation plan submitted by Mactec Engineering and Consulting dated 9/13/2005, with a staff received date of 9/15/2005.

ARCHITECTURAL/SITE DESIGN:

DRB Stipulations

3. The replacement traffic signal pole standard, mounting brackets, and antennas and mounting hardware shall be painted Frazee, "Western Reserve" #8716N.
4. The provider shall submit details showing that the coaxial and all cables are to remain within the light standard and that all cables and coaxial between the light pole and the equipment cabinet shall be completely on the ground to the satisfaction of city staff.
5. With the final plans submittal the provider shall submit details of the equipment cabinets including the size (cubic feet), height, color and other dimensions of the cabinet to the satisfaction of city staff. The provider shall also note on the plan if air conditioning units are to be provided.
6. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

LANDSCAPE DESIGN:

DRB Stipulations

7. With the final plans submittal, a landscape plan shall be submitted that calls out the species of the proposed cactus and shrubs used as screening. All species shall appear on the City of Scottsdale's Plant List for Environmentally Sensitive Lands. The landscape plan shall clearly identify which plant materials are new/proposed, or existing to remain.
8. The contractor is required to obtain a Native Plant Permit for any protected native plants that will be displaced by construction.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

9. All existing public right-of-way and easements, including public utility and scenic corridor easements shall be shown on all site, landscape and civil plans.

10. Prior to construction, the contractor is required to notify Inspection Services by calling (480) 312-5750. A planning inspection (#42) must be conducted prior to commencement of any construction. The provider must note this requirement on the site plan.
11. All existing utilities, including aerial, at grade and under ground shall be shown on all final plans.
12. Provider must identify telephone and electrical sources and show detailed connections on final plans to the satisfaction of plan review and permit services staff.
13. With the final plans submittal the provider shall submit dimensioned and scaled details, and/or manufacturer cut sheets of the antennas being used. Any changes, including but not limited to the size and location of the proposed antennas shall be subject to further review and approval through Planning and Development Services Department.
14. With the final plans submittal, the developer shall provide a detail of the required facility marker for a plaque, showing conformance with ordinance requirements. This is subject to Final Plans city staff approval.
15. Before final plans submittal, the applicant shall submit evidence that a right-of-way encroachment permit has been applied for, to the satisfaction of City staff.
16. Light fixtures, if provided, shall be no higher than the proposed Telco Box and the light source shall be full cutoff and directed downward. With the final plans submittal, the applicant shall submit lighting cut-sheets of any proposed lighting including the switch override device.
17. No microwave dish is being approved as part of case 60-DR-2005.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

18. Site Plan dated 9/13/2005, prepared by Mactec Engineering and Consulting, dated 9/15/2005 by City Staff.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

19. Final plan submittal shall include, at a minimum, a Grading and Drainage Plan and Traffic Signal Plans. The format of the improvement plans shall comply with requirements from City of Scottsdale Design Standards and Policies Manual (2004).

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

20. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a drainage statement, subject to City staff approval. A drainage statement shall demonstrate the following:
 - (1) Off-site runoff must enter and exit the site as it did historically.
 - (2) The proposed improvement will not create a negative drainage impact to this property or the downstream properties.

Ordinance

- A. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and

all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

TRAFFIC SIGNALS:**DRB Stipulations**

21. Traffic signal plans meeting the requirements of The City of Scottsdale Design Standards and Policies Manual (DS&PM, 2004) shall be submitted with final plan submittal. The signal plans shall be review and approved by Todd Taylor, City of Scottsdale and City of Scottsdale Traffic Signal Construction Staff.
22. Poles and equipment necessary to upgrade the signal to current standards (including luminaires).

Ordinance

- B. The applicant shall be 100 percent responsible for all costs associated with the following traffic signal improvements at the intersection of Scottsdale Road and Dynamite Boulevard.
 - C. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.
23. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
 24. All existing right-of-way, easements and all existing utilities must be identified and shown on the final site plan and civil improvement plans.
 25. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.